

**NOTICE OF REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

**MEETING DATE: Tuesday, October 22, 2024**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, October 18, 2024, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

*Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.*

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**AGENDA**

- Call to order and roll call.
- Introduction of guests.
- First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
- Approval of agenda. (For Possible Action)
  1. Approval of the minutes of the Regular Board Meeting held October 1, 2024. (For Possible Action)
  2. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)
    - A. Possible adoption of Resolution 24-10-05 RH approving the updated Utility Allowance schedules for the Public Housing, Housing Choice Voucher, and Project Based Voucher programs with an effective date of January 1, 2025. (For Possible Action)

- B. Analysis of Exception Payment Standards and possible adoption of Resolution 24-10-06 RH approving the updated Basic and Exception Payment Standard schedules for the Housing Choice Voucher and Project Based Voucher programs with an effective date of January 1, 2025. (For Possible Action)
  - C. Possible adoption of Resolution 24-10-07 RH approving a revision to the Housing Authority of the City of Reno's Administrative (ADMIN) Plan for Section 8 Housing Choice Voucher and Project Based Voucher programs to update policies as they relate to the annual required HUD update of Payment Standards and Utility Allowances, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)
  - D. Possible adoption of Resolution 24-10-08 RH approving a revision to the Housing Authority of the City of Reno's Admissions and Continued Occupancy Plan (ACOP) to update the policies as they relate to the annual required HUD update of Flat Rents, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, general updates regarding changes in position titles and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)
  - E. Possible adoption of Resolution 24-10-09 RH approving the assignment of sixteen (16) Project Based Vouchers to Silver Sage Court. (For Possible Action)
  - F. Possible adoption of Resolution 24-10-10 RH approving the assignment of up to thirteen (13) new Project Based Vouchers to Scattered Site units for use in RHA's approved MTW Mobility Demonstration activity (2014-02). (For Possible Action)
  - G. Discussion and possible approval of the HUD Capital Funds breakdown for the previously approved John McGraw Court Rehabilitation Project including \$843,197 in HUD Capital Funds from Capital Fund Years 2021, 2022, 2023, and 2024 and previously approved Stead Manor Rehabilitation Project including \$1,485,478 in HUD Capital Funds from Capital Fund Years 2021, 2023 and 2024. (For Possible Action)
- 3. Commissioner Reports. (Discussion)
  - 4. Executive Director/Secretary's Report. (Discussion)
    - A. Update on Agency activities
    - B. Update on Rental Assistance Voucher Programs / Asset Management
    - C. Update on Workforce Development, Elderly Services, and Youth activities
    - D. Update on Public Affairs activities
    - E. Update on Development activities
    - F. Update on Information Technology activities
    - G. Update on MTW activities
    - H. Update on Legal Inquiries

I. Financials  
(Discussion)

5. Discussion and possible approval to reclassify the Maintenance Groundskeeper position at Grade 18 to a Maintenance I position at Grade 16 based on the repositioning of Silverada Manor and the additional units added to RHA's portfolio from Dick Scott, Railyard Flats, and Reno Ave. The fiscal impact of this change is \$4,097 annually. (For Possible Action)
  6. Discussion and possible acceptance of \$100,000 in Federal Home Loan Bank of San Francisco AHEAD grant funds to support youth and adults in achieving greater economic self-sufficiency. (For Possible Action)
  7. Discussion to determine desire for a 2024 Board retreat and potential selection of date and location. (Discussion Only)
  8. Additional Items:
    - a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
    - b) Reports on conferences and trainings. (Discussion)
    - c) Old and New Business. (Discussion)
    - d) Request for Future Agenda Topics (Discussion)
    - e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time:  
Tuesday, November 19, 2024, and Tuesday, December 17, 2024.  
(For Possible Action)
  9. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
  10. Adjournment.
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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.*

*This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno [www.renoha.org](http://www.renoha.org) and the State of Nevada Public Notification website <http://notice.nv.gov/>.*

*According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.*

*Dated October 17, 2024*

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Executive Administrative Assistant